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PART I

Punjab Government Notifications and Orders

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING-II BRANCH)

NOTIFICATION

The 19th October, 2022

No.13/41/2021-6HG2/2684.-In exercise of powers conferred under Section 2(m) and Section 180 of PRTPD Act, 1995 read with Punjab Urban Planning and Development Building Rules, 2021, the Governor of Punjab is pleased to appoint Director, Factories, Punjab as Competent Authority for approval of Building Plans and grant of Completion Certificate of standalone industry including compounding of standalone industry (as per prevailing regularization policy of Department of Housing and Urban Development, if any) outside MC Limit, except approval of Building plans, completion certificate & compounding cases of allotted/auctioned industrial sites/ plots falling in approved industrial projects of Department of Housing and Urban Development which shall be governed by notification no. 18/30/09-5HG2/2560 dated 07.10.2022, subject to following conditions/procedures:

1. The applicant/investor shall apply for approval of Building Plans directly in the office of Director of Factories, Punjab. On receipt of the application, Director of Factories shall seek parallel report from District Town Planner of concerned District w.r.t. the permissibility of the industry as per the provisions of the Master Plans, Regional Plan, Land Use Plan, Local Planning Area and other siting guidelines of the Housing and Urban Development Department.
2. The concerned DTP shall provide information within 7 working days of receipt of letter from Director of Factories, w.r.t. the Master Plans, Regional Plan, Land Use Plan, Local Planning Area and other siting guidelines of the Department, if any. DTP office shall not raise any observations to the applicant directly and shall provide the report (as per above) to the Director of Factories. However, rest of the guidelines/norms of any other department(s) shall be ensured at the level of Director of Factories.
3. The approval of Building Plans for standalone industries shall be issued by Director of Factories on fulfillment of following conditions:-

- a) Permissibility of Site as per Unified Zoning Regulations, 2018 and amendment 24.09.2021 and adherence to the other proposals of Master Plan
- b) Fulfillment of siting criteria fixed by Punjab Pollution Control Board and any other department, if any.
- c) Fulfillment of guidelines/norms of NHAI, PWD w.r.t. NOC/permission to access the road, road widening and No Construction Zone.
- d) Fulfillment of the Punjab Urban Planning and Development Building Rules, 2021 and all fire Safety requirements as given in National Building Code's Chapter on Fire Safety, will be verified by authority sanctioning the building plan himself/herself and not just base it on certificate from fire officer.
- e) Verification of site as per title of land in revenue records i.e. ownership/registered lease deed (Minimum 15 years) of land in the name of applicant/firm/company.
- f) External Development Charges, Social Infrastructure Fund, Building Plan Scrutiny fee, Compounding fee (if applicable) and other Government dues shall be obtained as per the Notifications issued by Department of Housing and Urban Development or as amended from time to time and these charges shall be deposited in the prescribed account/head of Department of Housing and Urban Development by the Director of Factories or draft shall be taken in the name of following authorities as per below:-
 - i. Processing Fee: In favour of District Town Planner of the Concerned District.
 - ii. External Development Charges (EDC): In favour of Chief Administrator of the concerned Urban Development Authority.
 - iii. Social Infrastructure Fund (SIF): In favour of Chief Administrator, PUDA, SAS Nagar.
 - iv. Scrutiny fee for Building Plan approval: In favour of Director of Factories which will be deposited in Government Treasury.
 - v. Regularization fee for Building (if applicable) as per the extant policy of HUD: In favour of District Town Planner of the Concerned District.

4. Copy of Approval of building plan will be endorsed to Director, Town and Country Planning, Punjab and concerned District Town Planner for updating Master Plan/other Purpose.

The Notification No. 18/30/09-5HG2/2560 Dated 07.10.2022 stands partially amended to this extant.

This issues with the approval of Chief Minister, Punjab.

Sd/-

AJOY KUMAR SINHA

Principal Secretary

Housing and Urban Development, Punjab

Chandigarh

The 18th October, 2022